



56851 Co. Rd. 2 Fresno OH 43824

**FRESNO LAND & CONTENTS
ONLINE ONLY AUCTION
60.35 ACRES IN 5 PARCELS
BANK BARN – BEAUTIFUL SITES**

**60.35 Acres | Adams Township | Coshocton County | 5 Parcels
Bank Barn | Beautiful Hilltop Building Sites | Fenced Pasture Areas
Mineral Rights | Wooded Areas | Open Tillable & Hay Fields**



**Thursday, June 4, 2020
Real Estate – 6:00 PM | Equipment & Contents – 7:00 PM**

888.852.4111 | Kaufman-Auctions.com



C.R. 2
491'

60' Private Road

PARCEL 1
9.938 Acres

219'

PARCEL 4
6.394 Acres

756'

PARCEL 5
10.179 Acres

60' Private Road

PARCEL 4
8.3 Acres

PARCEL 2
25.539 Acres



Beautiful Fresno land with building sites, tillable land, hay & pasture land, wooded areas and more. This land comes with a nice bank barn, fenced areas and good accessibility. Parcels range from 6.4 to 25 acres and offer excellent hilltop building sites. Walk this land at your convenience and pick your perfect building site today!

Parcel 1: 9.938 Acres w/ 491' frontage.

Parcel 2: 25.539 Acres w/ access via Private Road

Parcel 3: 6.394 Acres w/ 219' frontage. Includes Bank Barn

Parcel 4: 8.3 Acres w/ access via Private Road

Parcel 5: 10.179 Acres w/ 756' frontage.

Terms: 10% nonrefundable down payment day of sale with the balance due at closing. No financing or other contingencies, property sells "AS IS". Any required inspections must be completed prior to bidding. Property sells subject to all articles of record. Buyer's to pay \$500 per surveyed parcel. Announcements day of sale take precedence over all previous advertising and statements. Auction will be offered in various amalgamations, including as individual parcels or lots, combinations of parcels or lots, and all parcels or lots. Contact agents for the sale order pertaining to this auction and or see sale order addendum day of sale for more details. Legal: Parcel # 0020000053005 and part of parcel # 0020000053000 in Adams Township of Coshocton County and the Ridgewood LSD. Taxes per half year TBD and are based on CAUV, any recoupment is the buyer's responsibility.

Farm Equipment: NH 275 baler; NH roller bar rake; NH 489 haybine; Grain/hay elevator; 2 wooden hay wagons; Small JD wagon;

Vehicles – Motor Home: Motor Home (no title); 1994 Dodge Ram 2500, 5.9 12 valve Cummins, 20" custom rims & Kanati Mud Hog tires, new water pump, new fuel lines, new brakes & brake lines, 142,000 miles; 2002 Oldsmobile Silhouette minivan; 1977 Ford pickup (rough); 2003 Dodge 1500 quad cab (rough); 1999 Grand Prix 4 door car; Semi box trailer (storage only/no title);

Industrial Equipment - Miscellaneous: Niagara 5' metal shear; Hot tank; 3PH air compressor horizontal; 3PH air compressor (parts only); Steel Work table; 3PH vertical band saw; Milwaukee magnetic base drill press; Milwaukee hand held portable bandsaw; CB radios; Ham radio equipment; Die cart; Drill press; Gas shop heaters; Electric hoist; Metal shop cabinets; Stihl concrete/cutoff saw; misc. doors; Pallet racking; Vintage bent wood rocker; Head gate; Left handed guitar; many smalls not listed.

Content Terms: Online Terms apply

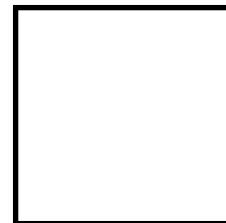
Note: Please visit www.kaufman-auctions.com to view the complete catalog, get more info & to bid.

Auction by order of: Bryan & Rebekah Zimmerman, Rodney & Laura McBride





Kaufman
Realty & Auctions



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Address:

56851 Co. Rd. 2 Fresno OH 43824

GPS:

40.354600, -81.691605

Directions:

From SR 93 between Baltic & US RT 36, take CR 2 east 2.5 miles to property. Signs Posted.

Location:

Fresno, OH | Coshocton Co. | Adams Twp.

Auction Time:

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